Item: Facilities Corp Meeting Agenda

August 2,2023

[X] Mailed [ ] Distributed at meeting

### REGULAR MEETING OF FACILITIES CORPORATION

August 2, 2023

Location: The public meeting will be conducted onsite with limited seating at 200 Kalmus Drive, Costa Mesa, CA 92626 and via YouTube live stream <a href="https://www.youtube.com/live/6tDIokX">https://www.youtube.com/live/6tDIokX</a>

#### ORANGE COUNTY BOARD OF EDUCATION FACILITIES CORPORATION AGENDA

<u>CALL TO ORDER</u> - STATEMENT OF PRESIDING OFFICER: "For the benefit of the record, this Regular Meeting of Facilities Corporation is called to order."

#### ROLL CALL

- (\*) AGENDA Regular Meeting of August 2, 2023 adoption
- (\*) MINUTES Receive the Minutes of the Regular Meeting of August 17, 2022 Approved at the September 7, 2022 meeting.

#### **PUBLIC COMMENTS**

At this time, members of the public may address the Board of Education regarding any agenda and/or off-agenda items within the subject matter jurisdiction of the Board of Education provided that NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three (3) minutes per person per meeting and thirty (30) minutes for all comments.

#### SPECIAL RECOMMENDATIONS

- (\*) 1. Appoint the officers of the Education Facilities Corporation
- (\*) 2. Receive the Esplanade Project Operational Report for fiscal year 2022-23.
- (\*) 3. Receive and approve the Esplanade Project Operational Budget for fiscal year 2023-24.

#### **CLOSED SESSION**

**ADJOURNMENT** 

Nina Boyd

Assistant Secretary to the Facilities Corporation, Orange County

(\*) Printed items included in materials mailed to Board Members

Facilities Corporation Board Meeting Agenda

08/02/2023

MINUTES
Regular Meeting
Facilities Corporation
August 17, 2022



# ORANGE COUNTY DEPARTMENT OF EDUCATION FACILITIES CORPORATION MINUTES

<u>CALL TO ORDER</u> The Regular Meeting of the Orange County Board of Education Facilities

Corporation was called to order at 5:56 p.m. on August 17, 2022 in the Board Room, 200 Kalmus, Costa Mesa, California and via YouTube live stream.

ROLL CALL Present:

Tim Shaw

Lisa Sparks, Ph.D. Ken L. Williams, D.O.

Mari Barke

AGENDA Motion by Williams, seconded by Barke, and carried by a vote of 4-0 to approve

the August 17, 2022 agenda of the Facilities Corporation regular meeting.

MINUTES August 4, 2021 Regular Meeting of Facilities Corporation Minutes – Received

PUBLIC COMMENTS None

#### SPECIAL RECOMMENDATIONS

- 1. Motion by Williams, seconded by Shaw, and carried by a vote of 4-0 to confirm the appointment of the officers of the Facilities Corporation for 2022-23.
  - Lisa Sparks, Ph.D. President
  - Tim Shaw Secretary
  - Mari Barke Treasurer
- The Esplanade Project Operational Report for fiscal year 2022-20221 was received by the Board.
- 3. Motion by Barke, seconded by Shaw, and carried by a vote of 4-0 to receive and approve the Esplanade Project Operational Budget for fiscal year 2022-2023.

CLOSED SESSION

None

**ADJOURNMENT** 

On a motion duly made and seconded, the Regular Meeting of the Facilities Corporation of August 17, 2022 adjourned at 5:59 p.m.

Nina Boyd

Assistant Secretary, Board of Education

Lisa Sparks, Ph

President, Board of Education

Item: Special Recommendations #1

August 2, 2023

[X] Mailed [ ] Distributed at meeting



### ORANGE COUNTY DEPARTMENT OF EDUCATION FACILITIES CORPORATION

#### **BOARD AGENDA ITEM**

DATE:

August 2, 2023

TO:

Nina Boyd, Deputy Superintendent

FROM:

Renee Hendrick, Associate Superintendent, Administrative Services

SUBJECT:

Education Facilities Corporation Board of Directors 2023-2024

#### BACKGROUND:

The Orange County Department of Education Facilities Corporation is a nonprofit public benefit corporation organized under the California Nonprofit Public Benefit Corporation Law for public purposes.

Section 3.02 of the Corporation's Bylaws provides that the Directors of the Corporation shall be the then current members of the Orange County Board of Education. Section 3.05 of the Bylaws provides that a vacancy on the Board because of death shall be filled in the manner prescribed in these Bylaws for regular appointment to such office.

As stated in the Action by Incorporator, officers of the Facilities Corporation are elected to the office as indicated opposite each person's name by virtue of their office on the Board of Education.

<u>Office</u>	<u>2022-2023</u>	<u>2023-2024</u>

President Lisa Sparks, Ph.D. President Tim Shaw

Secretary Tim Shaw Secretary Lisa Sparks, Ph.D.

Treasurer Mari Barke Treasurer

#### RECOMMENDATION:

Appoint the officers of the Education Facilities Corporation.

RH:sh

Item: Special Recommendations #2

August 2, 2023

[X] Mailed [ ] Distributed at meeting



### ORANGE COUNTY DEPARTMENT OF EDUCATION FACILITIES CORPORATION

#### **BOARD AGENDA ITEM**

DATE:

August 2, 2023

TO:

Nina Boyd, Deputy Superintendent

FROM:

Renee Hendrick, Associate Superintendent, Administrative Services

SUBJECT:

The Esplanade Project Operational Results for Fiscal Year 2022-23

#### BACKGROUND:

For the 2022-23 fiscal year, the Esplanade Project averaged 95% occupancy with an average debt service interest rate of 2.84%.

The total operating revenues were \$2,658,013 and the total expenditures which includes major tenant renovations are \$2,129,035 resulting in an increase in our fund balance of \$528,978. We continue to work with leases that have been impacted by the COVID-19 pandemic.

We continue with a fixed rate of 2.84% until June 1, 2029 when the Certificates of Participation will be paid in full. The current Principal outstanding is \$7,485,000.

Our Esplanade Project Fund Balance as of June 30, 2023, was \$4,391,288.

#### RECOMMENDATION:

Receive the Esplanade Project Operational Report for fiscal year 2022-23

RH:sh

2022/23 Fiscal Year -- Actual Vs. Budget Comparison The Esplanade Project Annual Report

Budget Categories	2022/2023 Budget	2022/2023 Actuals	Actual Vs. Budget	
BEGINNING FUND BALANCE:	\$3,862,309.88	\$3,862,309.88	\$0.00	
TOTAL OPERATING REVENUE: (1)	\$1,818,306.66	\$2,658,013.10 (A)	\$839,706.44	
OPERATING EXPENDITURES:				
Total Rental Expenditure: (2)  Total Debt Service Payments: (3)  Special Principal Prepayment:	\$779,347.11 1,394,666.00 <u>0.00</u>	\$739,847.69 1,389,186.87 (B)	(\$39,499.42) (5,479.13) 0.00	
TOTAL OPERATING EXPENDITURES:	\$2,174,013.11	\$2,129,034.56	(\$44,978.55)	
TOTAL CAPITAL EXPENDITURES: (4) OTHER FINANCING SOURCES (USES):	\$1,200,000.00	\$0.00	(\$1,200,000.00)	
TOTAL EXPENDITURES:	\$3,374,013.11	\$2,129,034.56	(\$1,244,978.55)	
NET CHANGE IN FUND BALANCE:	(\$1,555,706.45)	\$528,978.54	\$2,084,684.99	
ENDING FUND BALANCE:	\$2,306,603.43	\$4,391,288.42		
Restricted Fund Balance:				
2021/2022 FY Program Reserve Fund:	\$1,620,000.00	\$1,620,000.00		
Total Restricted Fund Balance:	\$1,620,000.00	\$1,620,000.00		
Total Unrestricted Fund Balance:	\$686,603.43	\$2,771,288.42		

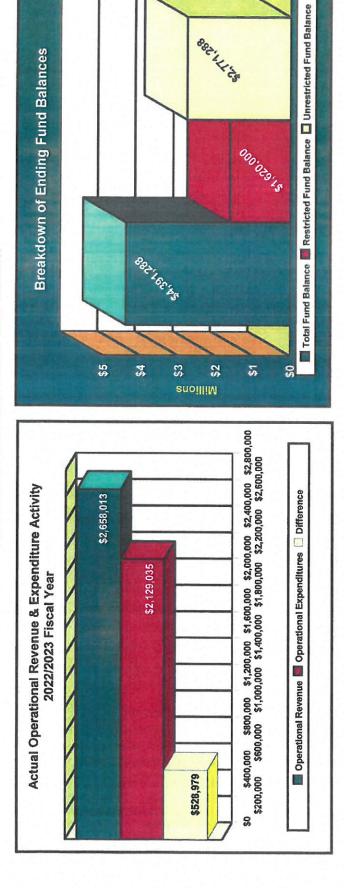
Total Operating Revenue includes all rental and investment income.
 Total Operating Revenue include: Property Management, Repairs, Facilities Maintenance, Custodial Supply, Sweeping Services, Legal Services, Utilities, Leasing Commission, & Miscallaneous Services.
 Total Net Debt Service Payments include Certificate principal, interest, Program operational expenditures.
 Total Net Debt Service Payments include Certificate principal, interest, Program operational expenditures.
 Total Capital Expenditures include amounts paid during the current fiscal year for operational improvements to secure tenant leaseholds.

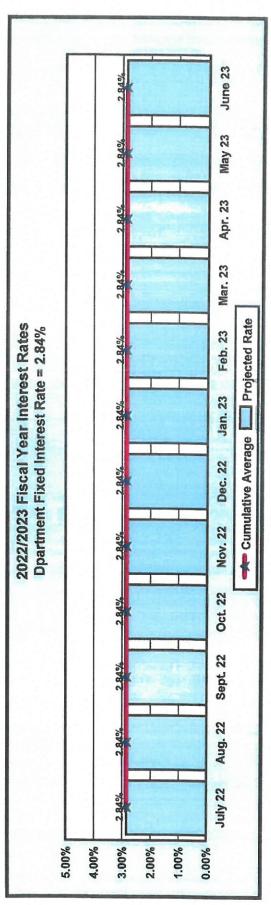
Actual

(A) Fiscal Year 2022/23 average occupancy rate is 95%.

(B) The Department's rate was reset at a fixed interest rate of 2.84% on December 1, 2019, through June 1, 2029. Payments are due semiannually on June 1st & December 1st.

(C) The current principal outstanding is \$7,485,000.





### The Esplanade Project Annual Report 2022/23 Fiscal Year Revenue/Expenditure Results

BEGINNING FUND BALANCE:	\$3,862,309.88
TOTAL OPERATING REVENUE (1):	\$2,658,013.10
OPERATING EXPENDITURES:	
Total Rental Expenditures (2): Total Debt Service Payments (3): Special Principal Prepayment:	\$739,847.69 1,389,186.87 <u>0.00</u>
TOTAL OPERATING EXPENDITURES:	\$2,129,034.56
TOTAL CAPITAL EXPENDITURES (4):	\$0.00
OTHER FINANCING SOURCES (USES):	0.00
TOTAL EXPENDITURES:	\$2,129,034.56
NET CHANGE IN FUND BALANCE:	\$528,978.54
ENDING FUND BALANCE:	\$4,391,288.42
Restricted Fund Balance:	
2012 Program Reserve Fund:	\$1,620,000.00
Total Restricted Fund Balance:	\$1,620,000.00
Unrestricted Fund Balance:	
2012 Program Fund Accounts:	\$51,388.50
Esplanade Operational Fund Accounts:	<u>2,719,899.92</u>
Total Unrestricted Fund Balance:	\$2,771,288.42
Total Operating Revenue includes all rental and Investment income.	

Total Operating Revenue includes all rental and Investment income.

#### Actual:

(A) Fiscal Year 2022/23 occupancy rate is 95%.

The Department's rate was reset at a fixed interest rate of 2.84% on December 1, 2019, through June 1, 2029. Interest is paid semiannually on June 1st & December 1st. The current Principal outstanding is \$7,485,000.

<sup>(2)</sup> Total Rental Expenditures include: Property Management, Repairs, Facilities Maintenance, Custodial Supply, Sweeping Services, Legal Services, Utilities, Leasing Commissions, and Miscellaneous Services.

<sup>(3)</sup> Total Debt Service Payments include scheduled principal payments, interest payments, and Program operational expenditures.

Total Capital Expenditures include amounts paid during the current fiscal year for operational improvements to secure tenant leaseholds.

### The Esplanade Project Revenue/Expenditure Report From July 1, 2022 Through June 30, 2022

Activity   181 Clarifier   2nd Quarter   2	Description of	Fiscal Year 2022/2023	Fiscal Year 2022/2023	Fiscal Year 2022/2023	Fiscal Year 2022/2023	Fiscal Year 2022/2023
SASS_BBS_32						
Common Area Maintenance Fees ale Fees ale Fees 2,274,58	Rental & Other Revenue					
Ommon Area Maintenance Fees 22,586,74 21,570,30 44,676,72 29,227,53 118,532 11	Tenant Rent Revenue		\$463,910.71		\$612,771.27	\$2,457,671
Total Rental Revenue: \$449,327.26 \$465,877.77 \$569,746.81 \$843,224.12 \$2,681,760 \$76,247 \$1,640,44 \$2,448,86 \$2,861,760 \$76,247 \$1,640,44 \$2,448,86 \$2,861,760 \$1,640,44 \$2,448,86 \$2,861,760 \$1,640,44 \$2,448,86 \$2,861,760 \$1,640,44 \$2,448,86 \$2,861,760 \$1,640,44 \$2,448,86 \$2,861,760 \$1,640,44 \$2,448,86 \$2,861,760 \$1,640,44 \$2,744,86 \$1,640,44 \$2,440,44 \$2						118,532
10.00						
Total Rental Revenue	2002 Program/O C Treasurer Interest	16 1200 5 120 100 100	All			
Property Management	Other Revenue					76,247.
Poperty Management   \$24,256,66   \$44,850,36   \$33,205,55   \$26,613act   \$12,907,70   \$10,907	Total Rental Revenue;	\$490,366.16	\$502,107.61	\$993,206.79	\$672,332.54	\$2,658,013.
Property Taxes & Permits   12,047.24   0.00   0.0	Operating Expenditures					
Repairs - Air Conditioning System   33,514.82   6,006.12   4,416.31   17,034.15   60,077   17,064.15   64,956   7,064.15   11,04.74   10,883.20   22,489.35   20,727.87   64,956   64,956   7,064.15			\$44,859.36	\$33,320.53	\$26,613.61	\$129,050.
Repairs - Facilities						12,047.
Repairs - Grounds						
Leasing Commissions Consulting Services - 6851 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.						
Consulting Services - 65851						
Maintenance - Plumbing   106.00					0.00	0.
Maintenance - Lighting Maintenance - Parking Lot 761,92 776,92 774,88 774,48 774,48 774,48 7,74 7,74						35,085
Maintenance - Parking Lot 751,92 771,92 771,92 774,48 774,48 3,5,622 Maintenance - Alam System 2,623,00 2,625,00 1,000.00 2,650.00 10,000 Custodial Services 12,289,43 8,667,12 17,014,21 12,914,40 60,756 Custodial Services 12,289,43 8,667,12 17,014,21 12,914,40 60,756 Custodial Supply 2,249,83 2,515,84 5,472,77 2,730,64 13,227 10,000 Miscellansous Services 4,304,65 0.00 2,53,66 10,000 Miscellansous Services 4,304,65 0.00 2,53,66 10,000 Miscellansous Services 4,104,65 0.00 2,53,66 10,000 Miscellansous Services 6,62,86 16,26,85 1,309,65 15,000 11,000 Miscellansous Services 6,62,86 16,26,80 2,760,66 10,466,53 14,072 Miscellansous Services 6,62,86 16,260 2,760,66 10,466,53 14,072 Miscellansous Miscella						
Maintenance - Alarm System				.,		
Custodial Sorvices   12,289.43   8,657.12   17,014.21   12,914.40   13,725   Custodial Supply   2,499.93   2,515.64   5,472.77   2,730.64   13,275   Sweeping Services   0.00   0.00   0.00   0.00   0.00   Miscellaneous Services   1,199.25   1,628.85   1,398.65   5,070.62   11,996   Miscellaneous Services   1,199.27   1,628.85   1,398.65   5,070.62   11,996   Advertising   1,192.27   1,628.85   1,398.65   1,598.65   1,598.65   Advertising   1,192.27   1,628.85   1,398.65   1,598.65   1,698.65   Miscellaneous   1,192.27   1,628.85   1,398.65   1,698.65   Miscellaneous   1,192.27   1,628.85   1,398.65   1,698.65   Miscellaneous   1,192.27   1,628.85   1,398.65   1,598.65   Miscellaneous   1,192.27   1,628.85   1,398.65   1,698.85   Miscellaneous   1,192.27   1,628.85   1,398.65   1,598.65   Miscellaneous   1,192.27   1,628.85   1,398.65   Miscellaneous   1,192.85   1,298.85   Miscellaneous   1,192.85   1,						
Custodial Supply		12,299.43	8,567.12	17,014.21	12,914.40	50,795
Miscellaneous Services						13,221
Past Control 1,189.25 1,262.85 1,309.85 1,309.85 1,309.85 1,200.85						0.
Advertising 471.01 440.88 398.04 355.58 1,555.69						
Legal Services (62.85 (62.85 (62.85 (10.466.53 14.072 (10.1146))) Utilitiles - Waste Disposal (10.309.46 (8.721.33 10.624.83 9.117.33 38.772 (10.1146)) Utilitiles - Waste Disposal (10.309.46 (8.721.33 10.624.83 9.117.33 38.772 (10.1146)) Utilitiles - Natural Gas (90.3.22 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.22 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.32 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.32 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.32 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.32 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.32 4.036.0.3 14.166.43 2.229.42 27.335 (10.40) Utilitiles - Natural Gas (90.3.35.92 \$167,161.22 \$179,836.31 \$192,514.24 \$739,847 (10.40) Utilities - Natural Gas (90.00 \$	Advertising					
Utilities - Waste Disposal Utilities - Waste Disposal Utilities - Electric 53,565.45 53,656.34 53,873.55 34,877.86 33,475.31 175,792 Utilities - Natural Gas 0,000			162.50	2,790.56		14,072
Utilities - Natural Gas 903.32 4,036.03 14,166.43 2,229.42 21,335 Other 90.00 9.00 14,166.43 2,229.42 21,335 Other 90.00 9.00 9.00 14,166.43 2,229.42 21,335 Other 90.00 9.00 9.00 9.00 9.00 9.00 9.00 9.						29,276.
Utilities - Natural Gas Other 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.						38,772.
Other         0.00 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td></t<>						
Separating Expenditures:   \$200,335.92   \$167,161.22   \$179,836.31   \$192,514.24   \$739,847.						21,335.
Site/Project Improvements	Operating Expenditures:	\$200,335.92	\$167,161.22	\$179,836.31	\$192,514.24	\$739,847.
Tenant Improvements	Capital Expenditures					
Tenal temprovements	Site/Project Improvements	\$0.00	\$0.00	\$0.00	\$0.00	sn.
Total Capital Expenditures: \$0.00 \$0			0.00	0.00		0.
Debt Service   Expenditures   Interest Component of Payment   \$0.00   \$122,333.00   \$0.00   \$122,333.00   \$244,686   \$10.00   \$1.000   \$1.000   \$1.000.00   \$1.0	Other	0.00	0.00	0.00	0.00	0.
Interest Component of Payment	Total Capital Expenditures:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.
Principal Component of Payment Total Debt Service: \$0.00 \$1.20,333.00 \$1.22,333.00 \$0.00 \$1,262,333.00 \$1,300.00.00 \$1,374,666.  Program Operational Expenditures: \$0.00 \$127,486.76 \$7,307.62 \$1,254,392.59 \$1,389,186.  Total Expenditures: \$200,335.92 \$294,647.98 \$187,143.83 \$1,446,906.83 \$2,129,034.  Revenue/Expenditures: \$290,030.24 \$207,459.63 \$806,062.96 \$574,574.29 \$528,978.  Other Financing Sources (Uses)  Transfers In \$0.00	Debt Service Expenditures					
Principal Component of Payment Total Debt Service: \$0.00 \$122,333.00 \$122,333.00 \$1,252,333.00 \$1,252,333.00 \$1,252,333.00 \$1,252,333.00 \$1,252,333.00 \$1,252,333.00 \$1,374,566.  Program Operational Expenditures: \$0.00 \$127,486.76 \$7,307.52 \$1,254,392.59 \$1,389,186.  Total Expenditures: \$200,335.92 \$294,647.98 \$187,143.83 \$1,446,905.83 \$2,129,034.  Revenue/Expenditures: \$290,030.24 \$207,459.63 \$806,062.96 \$574,574.29) \$528,978.  Other Financing Sources (Uses) Transfers in \$0.00 \$0.0	Interest Component of Payment	\$0.00	\$122,333.00	\$0.00	\$122 333 00	E244 PPP
Program Operational Expenditures:	Principal Component of Payment	0.00				3244.000.
2002 Program Expenditures: \$0.00 \$127,486.76 \$7,307.52 \$1,254,392.59 \$1,389,186.  Total Expenditures: \$200,335.92 \$294,647.98 \$187,143.83 \$1,446,906.83 \$2,129,034.  Revenue/Expenditures: \$290,030.24 \$207,459.63 \$806,062.96 (\$774,574.29) \$528,978.  Other Financing Sources (Uses)  Transfers In \$0.00 \$				0.00	1.130.000.00	
Total Expenditures: \$200,335.92 \$294,647.98 \$187,143.83 \$1,446,906.83 \$2,129,034.  Revenue/Expenditures: \$290,030.24 \$207,459.63 \$806,062.96 (\$774,574.29) \$528,978.  Other Financing Sources (Uses)  Transfers In \$0.00	Total Debt Service:	\$0.00	\$122,333.00	0.00 \$0.00	1.130.000.00	1.130.000.
Revenue/Expenditures: \$290,030.24 \$207,459.63 \$806,062.96 (\$774,574.29) \$528,978.  Other Financing Sources (Uses)  Transfers In \$0.00 \$0.0	Total Debt Service: Program Operational Expenditures:	\$0.00 0.00	\$122,333.00 5.153.76	0.00 \$0.00 7.307.62	1.130.000.00 \$1,252,333.00 2,059.59	1.130.000. \$1,374,666.
Other Financing Sources (Uses)         \$0.00         <	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures:	\$0.00 0.00 \$0.00	\$122,333.00 <u>5.153.76</u> \$127,486.76	0.00 \$0.00 7.307.52 \$7,307.52	1.130,000,00 \$1,252,333.00 2,059.59 \$1,254,392.59	1.130,000, \$1,374,666. 14.520, \$1,389,186.
Transfers in \$0.00	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures:	\$0.00 0.00 \$0.00 \$200,335.92	\$122,333.00 <u>5.153.76</u> \$127,486.76 \$294,647.98	0.00 \$0.00 7.307.52 \$7,307.52 \$187,143.83	1.130,000,00 \$1,252,333.00 2,059.59 \$1,254,392.59	\$244,566. 1,130,000, \$1,374,666. 14,520. \$1,389,186. \$2,129,034.
Other Sources         0.00         \$0.00	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures:	\$0.00 0.00 \$0.00 \$200,335.92	\$122,333.00 <u>5.153.76</u> \$127,486.76 \$294,647.98	0.00 \$0.00 7.307.52 \$7,307.52 \$187,143.83	1.130,000,00 \$1,252,333.00 2,059.59 \$1,254,392.59 \$1,446,906.83	1.130,000, \$1,374,666. 14.520, \$1,389,186. \$2,129,034.
Other Sources         0.00	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses)	\$0.00 0.00 \$0.00 \$200,335.92	\$122,333.00 <u>5.153.76</u> \$127,486.76 \$294,647.98	0.00 \$0.00 7.307.52 \$7,307.52 \$187,143.83	1.130,000,00 \$1,252,333.00 2,059.59 \$1,254,392.59 \$1,446,906.83	1.130,000, \$1,374,666. 14.520, \$1,389,186. \$2,129,034.
Net Sources (Uses):         \$0.00 <td>Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in</td> <td>\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24</td> <td>\$122,333.00 <u>5.153.76</u> \$127,486.76 \$294,647.98 \$207,459.63</td> <td>\$0.00 \$0.00 \$7.307.62 \$7,307.62 \$187,143.83 \$806,062.96</td> <td>1.130,000.00 \$1,252,333.00 2.059.58 \$1,254,392.59 \$1,446,906.83 (\$774,574.29)</td> <td>1.130,000. \$1,374,666. 14.620. \$1,389,186. \$2,129,034. \$528,978.</td>	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24	\$122,333.00 <u>5.153.76</u> \$127,486.76 \$294,647.98 \$207,459.63	\$0.00 \$0.00 \$7.307.62 \$7,307.62 \$187,143.83 \$806,062.96	1.130,000.00 \$1,252,333.00 2.059.58 \$1,254,392.59 \$1,446,906.83 (\$774,574.29)	1.130,000. \$1,374,666. 14.620. \$1,389,186. \$2,129,034. \$528,978.
Net Change in Fund Balance:         \$290,030.24         \$207,459.63         \$806,062.96         (\$774,574.29)         \$528,978.           Esplanade Operational Fund:         \$2,174,150.44         \$2	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in Other Sources	\$0.00 0.00 \$0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63	\$0.00 \$0.00 \$7.307.62 \$7,307.62 \$187,143.83 \$806,062.96	1.130,000.00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29)	1.130,000, \$1,374,666. 14.520, \$1,389,186. \$2,129,034. \$528,978.
Esplanade Operational Fund: \$2,174,150.44 \$2	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in Other Sources Transfers Out	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00	\$187,143.83 \$806,062.96	1.130,000,00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29)	1.130,000, \$1,374,666. 14.520, \$1,389,186. \$2,129,034. \$528,978.
2012 Program Fund Accounts: 68,159.44 68,159.4	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in Other Sources Transfers Out	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00	\$187,143.83 \$806,062.96	1.130,000,00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29)	1.130,000, \$1,374,666. 14.520, \$1,389,186. \$2,129,034. \$528,978.
2012 Program Fund Accounts: 68,159.44 68,159.4	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in Other Sources Transfers Out	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00 0.00 \$0.00	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00 9.00 \$0.00	\$0.00 \$0.00 \$7,307.52 \$7,307.52 \$187,143.83 \$806,062.96 \$0.00 0.00 0.00 0.00 \$0.00	1.130.000.00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29) \$0.00 0.00 0.00 \$0.00	1.130,000. \$1,374,666. 14.520. \$1,389,186.
Reserve Fund:         1.620,000.00         1.620,000.00         1,620,000.00	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures:  Other Financing Sources (Uses) Transfers In Other Sources Transfers Out Net Sources (Uses):  Net Change In Fund Balance:	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00 9.00 \$0.00 \$290,030.24	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00 9.00 \$0.00 \$207,459.63	\$0.00 \$0.00 \$7,307.62 \$7,307.62 \$187,143.83 \$806,062.96 \$0.00 \$0.00 \$0.00 \$0.00	1.130.000.00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29) \$0.00 0.00 0.00 \$0.00	1.130,000. \$1,374,666. 14.520. \$1,389,186. \$2,129,034. \$528,978. \$0. 0.
Total Fund Balance Beginning: \$3,862,309.88 \$4,152,340.12 \$4,359,799.75 \$5,165,862.71 \$3,862,309.	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in Other Sources Transfers Out Net Sources (Uses): Net Change in Fund Balance: Esplanade Operational Fund:	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00 0.00 9.00 \$0.00 \$290,030.24 \$2,174,150.44	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00 \$0.00 \$207,459.63 \$2,174,150.44	\$0.00 \$0.00 \$7,307.52 \$7,307.52 \$187,143.83 \$806,062.96 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$1,0	1.130.000.00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29) \$0.00 0.00 0.00 \$0.00 (\$774,574.29)	1.130,000, \$1,374,666. 14.520, \$1,389,186. \$2,129,034. \$528,978. \$0. 0. 9. \$0.
Total Fund Polance Fudirus Casara and an anatomic anatomic and an anatomic ana	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers In Other Sources Transfers Out Net Sources (Uses):  Net Change In Fund Balance:  Esplanade Operational Fund: 2012 Program Fund Accounts:	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00 \$0.00 \$0.00 \$290,030.24 \$2,174,150.44 68,159.44	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00 \$0.00 \$0.00 \$207,459.63 \$2,174,150.44 68,159.44	\$0.00 \$0.00 \$7,307.52 \$7,307.52 \$187,143.83 \$806,062.96 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$1.00 \$2,174,160.44 68,159.44	1.130.000.00 \$1,252,333.00 2.059.58 \$1,254,392.59 \$1,446,906.83 (\$774,574.29) \$0.00 0.00 0.00 \$0.00 (\$774,574.29) \$2,174,150.44 68,159.44	1.130,000, \$1,374,666. 14,520, \$1,389,186. \$2,129,034. \$528,978. \$0. 0. 0. \$528,978. \$2,174,150. 68,159.
Total Fund Balance Ending: \$4,152,340.12 \$4,359,799.75 \$5,165,862.71 \$4,391,288.42 \$4,391,288.	Total Debt Service: Program Operational Expenditures: 2002 Program Expenditures: Total Expenditures: Revenue/Expenditures: Other Financing Sources (Uses) Transfers in Other Sources Transfers Out Net Sources (Uses): Net Change in Fund Balance: Esplanade Operational Fund: 2012 Program Fund Accounts: Reserve Fund:	\$0.00 0.00 \$0.00 \$200,335.92 \$290,030.24 \$0.00 0.00 0.00 0.00 9.00 \$0.00 \$290,030.24 \$2,174,150.44 68,159.44 1,620,000,00	\$122,333.00 5.153.76 \$127,486.76 \$294,647.98 \$207,459.63 \$0.00 0.00 0.00 \$0.00 \$0.00 \$1.00 \$207,459.63 \$2,174,150.44 68,159.44 1.620,000,000	\$0.00 \$0.00 \$7,307.62 \$7,307.62 \$187,143.83 \$806,062.96 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$10.00	\$1,252,333.00 \$1,252,333.00 2.059.59 \$1,254,392.59 \$1,446,906.83 (\$774,574.29) \$0.00 0.00 0.00 \$0.00 \$0.00 \$1,4150.44 68,159.44 1,620,000,00	\$1,374,666.  14,520, \$1,389,186. \$2,129,034. \$528,978. \$0. 0. 9. \$528,978. \$2,174,150. 68,159. 1,620,000.

Prepared by: California Financial Services

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OC-Dept-of-ed-2002-Rep-22-23

Item: Special Recommendations #3

August 2, 2023

[X] Mailed [ ] Distributed at meeting



#### ORANGE COUNTY DEPARTMENT OF EDUCATION **FACILITIES CORPORATION**

#### BOARD AGENDA ITEM

DATE:

August 2, 2023

TO:

Nina Boyd, Deputy Superintendent

FROM:

Renee Hendrick, Associate Superintendent, Administrative Services

SUBJECT:

The Esplanade Project Operational Budget for Fiscal Year 2023-24

#### BACKGROUND:

The budget reflects revenues at an average occupancy rate of 84%. For the budget year, we expect that rental expenditures will increase by 15% or \$110,977. We project capital expenditures at \$1,200,000 for tenant improvements. On December 1, 2019, we fixed our interest rate at 2.84% through June 1, 2029. The projected debt service payments total \$1,392,574 for this year. This interest rate is fixed through the term of loan.

Based on these assumptions we are projecting a net decrease in the fund balance of \$1,449,889 for the budget year.

#### RECOMMENDATION:

Receive and approve the Esplanade Project Operational Budget for fiscal year 2023-24.

RH:sh

## The Esplanade Project Annual Report 2023/2024 Fiscal Year Revenue/Expenditure Budget

BEGINNING FUND BALANCE:	\$4,391,288.42
TOTAL OPERATING REVENUE (1):	\$1,993,509.83
OPERATING EXPENDITURES:	
Total Rental Expenditures (2):	\$850,824.84
Total Debt Service Payments (3):	1,392,574.00
TOTAL OPERATING EXPENDITURES:	\$2,243,398.84
TOTAL CAPITAL EXPENDITURES (4):	\$1,200,000.00
OTHER FINANCING SOURCES (USES):	0.00
TOTAL EXPENDITURES:	\$3,443,398.84
NET CHANGE IN FUND BALANCE:	(\$1,449,889.02)
ENDING FUND BALANCE:	\$2,941,399.40
Restricted Fund Balance:	
2012 Program Reserve Fund:	\$1,620,000.00
Total Restricted Fund Balance:	\$1,620,000.00
Total Unrestricted Fund Balance:	\$1,321,399.40

<sup>(1)</sup> Total Operating Revenue includes all rental and investment income.

#### **Budget Assumptions:**

Revenues are based on an estimated occupancy average of 84%.

Rental Expenditures are projected at 115% of FY 2022/23 Actuals. Debt Service payments are based on a fixed interest rate of 2.84% through June 1, 2029.

<sup>(2)</sup> Total Rental Expenditures includes: Property Management, Repairs, Facilities Maintenance, Custodial Supply, Sweeping Services, Legal Services, Utilities, Leasing Commissions, and Miscellaneous Services.

<sup>(3)</sup> Total Debt Service Payments includes Certificate principal, interest, and Program operational expenditures.

<sup>(4)</sup> Represents General improvements of the Esplanade facilities.